## **COMMERCIAL LEASE AGREEMENT**

conrad & FIX klerveld

(C.A.R. Form CL, Rovisod 10/01)

	Piasza Family Truct, mill	Pinzza Trunton	("L:\ndlord") and
_	Samuel J. Piasza & Son. Inc. a California Corpor	Edilon - dbn Fiarse Trucking	("Tenant") agree as follows.
٧.	PROPERTY: Langlord rents to Tenant and Tenant rents in	om Landlord, the real property and	improvements described ac: ("Primitines"), which
	comprise approximitely % of the total square feetage of redescription of the Premises.	antable space in the entire property. See exhit	of for a further
2.	TERM: The term shall be for		
	A Leaso: and shall forminate on (dato) May 21, 2010 Any holding over after the term of this agreement expires, with	31	°M.
	Any holding over after the term of this agreement expires, with may terminate as specified in paragraph 2B. Rent shall be at	Landlord's consent, shall deale a month-lo-	month tenancy that either party
	advance. All other terms and conditions of this agreement shall re	omainingall force and office.	y preocoing month, physice in
	B. Month-to-month: and continues as a month-to-month tonancy.	Elihor party may terminale the tenancy by giv	
	least 30 days prior to the intended termination date, subject to ar C. RENEWAL OR EXTENSION TERMS: See attached addendum	ny applicuble local laws, Such nobce may bo g	iven on any date.
3.	BASE RENT:		***************************************
	A. Tenant agrees to pay Base Rent at the rate of (CHECK ONE ONLY.)	) 	
	(2) \$ per month, for the turm of the agr	of the agreement. Commencing with the 13th	i month, and upon expiration of
	each 12 months thereafter, ront shall be adjusted according Statistics of the Department of Labor for All Urban Consumer	) to any increase in the U.S. Consumer Price	Indox of the Buleau of Labor
	(the city nearest the location of the Premises), based on the	he following formula: Base Rent Will be multi	plea by the most current CPI
	proceding the first calendar month during which the adjus	tment is to take-offeet, and divided by the r	most recent CPI preceding the
	Commoncement Dato, in no ovent shall any adjusted Base adjustment, if the CPI is no longer published, then the adju-	striont to loss intin the base kent for the mo striont to Base Rent shall be based on an al	into mmediately procedure the
	reflects the CPI.		•
	(3) \$ per month for the period commencing over m	9 and ending o ::ind ending	bnc comments
	\$ per month for the period commencial per month for the period commencer	gnibno bnc	
	(4) In accordance with the attached rent schedule. (5) Other:		
	B. Base Rent is payable in advance on the 1st (co ) day	of each calendar month, and is delinquent on	the next day.
	C. If Commencement Date falls on any day other than the first day or the 30-day puriod. If Tonant has paid only full months base Rent in adva-	o month, litiso Roni for this fist calendist mon	G no builed boteiong od llafti: fil
	be prorated based on a 30-day period.	The second section of the second section of the second sec	C Street Continue (1998)-220
4.	RENT:		
	A. Dollnibon; ("Ront") shall moan all monotary obligations of Tonant to L. B. Payment: Ront shall be paid to (Namo) Plazza b	andioro <del>vocatina locat of the agreement</del> ox 'amily Trust, Dill Piores Trustus	copt angunty doposital (address)
			, or at any other
	location specified by Landford in writing to Tonant.  C. Timing: Basic Ront shall be paid as specified in paragraph 3. All other	Rent shall be paid within 30 days after Tonan	it is billed by Landford.
5.	EARLY POSSESSION: Tenant is entitled to possession of the Premises	on	
	If Tenant is in possession prior to the Commoncement-Dute; during this is not obligated to pay Rent other than Base Ront. Whether or not	is time (i) renant is not congated to pay be: Tenant is obligated to pay Rent prior to Co-	mmoncoment Date Tonant is
	obligated to comply with all other terms of this agreement		,
6.	SECURITY DEPOSIT:  A. Tenant agrees to pay Landloid \$ as a s	arrity denotit Toppot social not to hats Si	akiri indhini kla far ile sakwa
	A. Tenant agrees to pay Landlord \$ as a s (IF CHECKED.) [] If Base Rent increases during the term of this ag	preement, Tonant agrees to increase security	inposit by the same proportion
	as the increase in Base Rent.  B. All or any pertian of the socially deposit may be used, as reasonable	ly aucoreany to: (1) cure Toeant's dutable is a	Sumual at Bant late charact
	non-sufficient funds (NSF) Icos, or other sums due: (iii) repair dan		
	licenses of Tenant; (iii) broom clean the Premises, if necessary, up		
	Tonant, SECURITY DEPOSIT SHALL NOT BE USED BY TENANT II sucurity deposit is used during tenancy, Tanant-agreed to reinstate	the total security deposit within 5 days after	r written notice is delivered to-
	Tenant. Within 30 days after Landford receives possession of the Pro amount of any accurity deposit received and the basis for its dispo-		
	However, if the Landford's only claim open the suppring deposit is		
	deduction of unpaid Rint, shall be inturned within 14 days after the L. C. No interest will be paid on security deposit, unless required by local or		
	C. 140 microst will be paid on Security deposit, oness redexed by local or	omance.	
Wh.	a contradit laws of the Hadad Cinter IT-th 47 H.C. Andat Jack divin-	I randings and Tonant asknowledge accepts of	n annual this
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	pyright © 1998-2001, CALIFORNIA ASSOCIATION OF REALTORS®, . 3. ÁLL ŘÍĞHŤŠ RESERVED.	Tonant's Initials ( ) (_,	CANALIDATE CONTRIBUTE
		Reviewed by	,
CL	-11 REVISED 10/01 (PAGE 1 of 6)	Broker or Designau Date	######################################
	COMMERCIAL LEASE AGREE		
Pies	of Fram Real Estate 1250/ Seel Heach HIVd , Sunc 100 , Seal Beach	('A 90740 / -	Hanse a Transfers

	omses: <u>2010 Flynetone Jilyd. South Cat</u>	CA 90280		Dato <u>June</u>	1. 2005
7.	PAYMENTS:		ÖÁVLÆLT		
		TOTALOUE	PAYMENT RECEIVED	NALANCE DUE	DUE DATE
A.	Ront From 06/01/2003 To				NACANTE
	Dale Date				
	Security Doposit				
C.	Other: Category	\$	_ \$	\$	
	Category				
•	Other Category				man managed by a company of the comp
E.	Total:	\$	_ \$	_ \$	<del>, .</del>
8.		unreserved	and	romprend enhicte	parking apacos. Thu right
10.	to parking Is Is not included in the Base of be an additional \$ per mon campers, buses or trucks (other than pick-up true looking oil, gas or other motor vehicle fluide shall vehicles is not allowed in parking space(s) or clson ADDITIONAL SYORAGE: Storage is permitted as The right to additional storage space Is Is is storage space shall be an additional \$ store properly that is claimed by another, or in which personable goods, flammable materials, explosive cloan-up of any contamination caused by Tomant's LATE CHARGE; INTEREST; NSF CHECKS: The io incur costs and expenses, the exact amount or limited to, processing, enforcement and accounting not recolved by Landlord within \$ catendar da \$ as tate charge; plus 10% deemed additional Ront. Landlord and Tenant agricultural for NSF for shall not be deemed an extension of remedice under this agrinoment, and as provided to condition of PREMISES: Yenant has examinated one shall be dealt with in the	ith. Parking space(s) arcks). Tenant shull park if wit transparked in park where on the Premises. Ligitare:  not included in the Bi- per month, nich another dangerous son, or other dangerous son, or other dangerous son actino storage and sont acknowledges that of which are extremely ing expenses, and late of the interest pur annum or nee that these charges to charge, dallinguont in fine shall not constitute a the date Rent is due un ty Liw, nod the Premises and	re to be used for parkin in assigned space(s) of king spaces or on the inner space or interest. The ser hazardous materials and impractical charges imposed on the definquent amount represent a fair and resolution or NSE ton dual waiver as to any defail and resolution or on the definition of the definition	g operable motor vehicles, only, Parking space(s) are Primises. Michanical works permitted.  Such to paragraph 3. If he y personal property that Trinant shall not store any implif, I count shall not store any implif. I count shall pay for, are tent or issuance of a NSF cutadelemino. These costs andlord, if any installment of I NSF. Tenant shall pay not and \$25.00 as a NSF fissonable ostimate of the constant be paid with the cutt of Tenant. Landford's rig revent Landford from exercising is clean and in 6pt ones.	except for trailers, boats, to be least tream. Vanictes is or storage of inoporable of included in flare Rant, chant owns, and short net properly packaged food or and the responsible for, the check may cause Landlord may include; but monet is to Landlord, respectively, e.e., any of which shall be safe Landlord may incur by urront installment of Rement to collect a Late Charge sizing any other rights and prulive condition, with the
	ZONING AND LAND USE: Tenant accepts the P makes no representations or warranty that Promis regarding all applicable Laws				
	TENANT OPERATING EXPENSES: Tunant agran	is to pay for all utilities :	and services directly bill	ed to Yununt.	
	PROPERTY OPERATING EXPENSES.  A. Tonant agrees to pay its proportionate share of arous maintenance, consolidated utility and serve to the total square footage of the rentable space.	ico dilly, insurance, and			
	B. (If checked) Patigraph 14 doos not apply.				
1 <b>3</b> ,	USE: The Premises are for the solo use as No other use is permitted without Landlord's prior	writen consumt if an	use by Tonant cause	I AN INCrase in the nieme	um on Landlard's existing
16.	propony insurance, Tenant shall pay for the increase RULES/REGULATIONS: Tonant agrees to comply time posted on the Promises or delivered to Tena endanger, or interfere with other tonants of the busing, manufacturing, solling, storing, or transporturises on or about the Promises.	ised cost. Tenant will co y with all rules and regu ant. Tenant shall not, ar ullding or noighbors, or	imply with all Laws: alford idations of Landlord (ne nd shall ensure that gui r uso the Promisos for	ting its use of the Promisis d, it applicable. Owner's As ests and licensees of Tona any unlawful purposes, inc	s. RSOCIATION) That are at any int do not, disturb, annoy, lluding, but not limited to,
17.	MAINTENANCE: A. Tonnot OR [ ] (If checked, Landlord) shall a water systems, if any, and keep glass, windows the Promises, Landlord may contract for or perform. Landlord OR [ ] (If checked, Tonant) shall maintenant.	s and doors in operable orm such maintenance,	e and safe condition. U and charge Tenant for	nloss Landlord is checked, Landlord's cost.	, electrical, plumbing and if Tonant fails to maintein
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Tenant's Initials ( ) ( )

Respond by

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COMMERCIAL LEASE AGREEMENT (CL-11 PAGE ) OF 6)

Promisos 5040 Firentone Divd . South Care CA 90280

Date June 1, 2005

- 30. TENANCY STATEMENT (ESTOPPEL CERTIFICATE): Tonani shall execute and return a tenancy statement (estopped certificate), delivered to Tongot by Landlord or Landlord's agent, within 3 days after its receipt. The tenancy statement shall acknowledge that this agreement is unmodified and in full force, or in full force as modified, and clate the modifications, Failure to comply with this requirement: (i) shall be decimed Tenant's acknowledgment that the tenancy statement is true and correct, and may be relied upon by a prospective lender or purchaser; and fitth may be treated. by Landford as a material broach of this agreement. Tonant shall also prepure, execute, and deliver to Landford any financial statement (which will be hold in confidence) reasonably requested by a prospective lender or buyer.
- 31. LANDLORD'S TRANSFER: Tonant agrees that the transferon of Landlord's interest shall be substituted as Landlord under this agreement. Landlord will be released of any further obligation to Tenant regarding the security deposit, only if the security deposit is returned to Tenant upon such transfer. or if the security deposit is uctually transferred to the transferon. For all other obligations under this agreement, Landlord is released of any further liability to Tinnint, upon Lindlord's transfer.
- 32. SUBORDINATION: This agreement shall be subordinate to all existing lices and, at Landlord's option, the lice of any first dood of trust or first mortgage subsequently placed upon the real property of which the Promises are a part, and to any advances made on the security of the Promises. and to juli renewals, medifications, consolidations, replacements, and extensions. However, as to the high of any deed of trust or mortgage entered into after execution of this agreement. Tonant's right to quiet persossion of the Premises shall not be disturbed if Tenant is not in default and se long as Tenant pays the Rent and observes and performs all of the provisions of this agreement, unless this agreement is otherwise terminated pursuant wife terms. If any mortgagee, trustee, or ground tessor elects to have this agreement placed in a security position prior to the tien of a mortgage, deed of trust, or around loase, and gives written notice to Tenant, this parcomant shall be degreed prior to that mortained drived or trust, or ground tease, or the date of recording
- 33. TENANT REPRESENTATIONS; CREDIT: Tenant warrants that all statements in Tenant's financial documents and rental application are accurate. Tonant authorizes Landlord and Broker(s) to obtain Tenant's credit report at time of application and portodically during landing in connection, with approval, modification, or enforcement of this agreement Landord may cancel this agreement. (I) before occupancy begins, upon disapproval of the chold report(s); or (II) at any time, upon discovering that information in Tonant's application is Jake. A negative credit report reflecting on Tenant's record may be submitted to a credit reporting agency, if Tenant fails to pay Rent or carried with any other obligation under this agreement.
- 34. DISPUTE RESOLUTION:
  - A. MEDIATION: Tenant and Landford agree to modiate any dispute or claim arising between them out of this agreement, or any resulting transaction, before inserting to arbitration or court action, subject to paragraph 348(2) below. Paragraphs 348(2) and (3) apply whether or not the arbitration provision is initiated. Modelition fees, if any, shall be divided equally among the parties involved, if for any dispute or elaim to which this paragraph \( \) applies, any party commences an action without first attempting to resolve the matter through mediation, or refuses to mediate after a request has been made, then that party shall not be notified to incover uttorney leas, even if they would collected by available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED.
  - B. ARBITRATION OF DISPUTES: (1) Tenant and Landlord agree that any dispute or claim in Law or equity arising between them out of this agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration, including and subject to paragraphs 34B(2) and (3) below. The arbitrator shall be a retired judge or justice, or an atternay with at least 5 years of real estate transactional law experience, unless the parties mutually agree to a different arbitrator, who shall render an award in accordance with substantive California Law. In all other respects, the arbitration shall be conducted in accordance with Part III, Title 9 of the California Code of Civil Procedure. Judgment upon the award-of-the arbitrator(s) may be entered in any court having jurisdiction. The parties shall have the right to discovery in accordance with Gode of Civil Procedure §1283.05.
    - (2) EXCLUSIONS FROM MEDIATION AND ARBITRATION: The following matters are excluded from Modiation and Arbitration Referender: (i) a judicial or non-judicial foreclesure or other action or precending to enforce a deut of trust, mortgage, or installment land sale contract as defined in Civil Code 52985, (III) an uniqueful detainer action; (IIII) the filling or enforcement of a mechanic's livin; (iv) any matter that is within the jurisdiction of a probate; amail claims, or bankruptcy court and try an action for bodily injury or wrongful death, or for latent or palent defects to which Code of Chall Procedure \$337.1 or \$337.15 applies. The filing of a court action to enable the recording of a notice of pending action, for order of attachment. receivership, injunction, or other provisional ramedius, shall not constitute a violation of the mediation and arbitration provisions
    - (3) BROKERS: Tomant and Landford agree to mudicite and provided disputes or claims involving either or both Brokers, provided either or both Brokers shall have agreed to such mediation or arbitration, prior to, or within a reasonable time after the dispute or claim is presented to Brokers. Any election by either or both Brokers to participate in mediation or arbitration chall not result in Brokers being domined purple to the information.

"NOTICE: BY INITIALING IN THE SPACE BELO<del>W YOU</del> ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL Arbitration as provided by california law and you are giving up any rights yo<del>u might :</del> POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE, YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ<del>'AND UNDERSTAND THE F</del>OREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE "ARBITRATION" OF "DISPUTES" PROVISION TO NEUTRAL **ARBITRATION."** Landlord's Initials Toñánt's Initials

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COMMERCIAL LEASE AGREEMENT (CL-11 PAGE 4 OF 6)

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	JOINT AND INDIVIDUAL OBLIGATIONS: If there is more than one performance of all obligations of Tonant under this agreement, jointly with NOTICE: Notices may be served by mail, facsimile, or courier at the follow Landlord: Plazza_Family_Trust; B173 Pierro Trustse	overy other Yunant, and individually, whether or not in possiting address or location, or at any other location subsequent	ession, ly designated;
37. 30.	Notice is deemed effective upon the earliest of the following: (i) personal or (iii) 5 days after making redice to such location by tiest class mail, post: WAIVER: The waiver of any breach shall not be construed as a continuing INDEMNIFICATION: Tenant shall indomnify, defend and hold Landlord arising out of Tenant's use of the Promises.  OTHER TERMS AND CONDITIONS/SUPPLEMENTS:	ngo pro-paid. g waiver of the same broach or a waiver of any subsequent t harmless from all claims; disputts, litigation, judgmonts a	ormental nation: preach, and allorney fees
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	The following ATTACHED suppliments/exhibits are incorporated in this ag		
<b>41.</b>	ATTORNEY FEES: In any action or proceeding arising out of this agreed nasonable attorney fees and coals from the non-principling Landtord or ToenTIRE CONTRACT: Time is of the essence. All prior agreements to constitutes the entire contract. It is intended as a final expression of the igreement or contemporannous oral agreement. The parties further intendering, and that no extrusic evidence whatever may be introduced in an	mant, except as provided in paragraph 34A.  Lebecon Landlord and Tenant are incorporated in this ag parties' agreement, and may not be contradicted by evided that this agreement constitutes the complete and exclusive yields and yields and yields and yields and yields are an exclusive yields and yields and yields and yields and yields and yields are a second yields and yields and yields and yields are a second yields and yields and yields are a second yields and yields and yields and yields are a second yields and yields and yields and yields are a second yields and yields and yields and yields and yields are a second yields and yield	reemant, which non of any prior- statement of its t, Any provision
42. I	of this agreement that is held to be invalid shall not affect the validity or e be binding upon, and inure to the benefit of, the heirs, assignees and succ BROKERAGE: Landlord and Trinant shall much pay to Broker(s) this fo ,andlord has utilized the services of, or for any other missen owes com- inder, or other entity, other than as named in this agreement, in conn	ossors t <del>o the parties.</del> The agreement of any, in a separate written agreement. Nee pensalion to, a liconsed real estate broker (individual or co	Mer Tenant nor imporate), agont
i J	nquirios, introductions, consultations, and angeliations landing to this ap namioss the other, and the Brokers spucified_bosois, and_their agente, in aconsistent with the warranty and representation in this paragraph 42.	grooment, Tringnt and Landlord each agree to indomnity, drom an <del>d against any coats; expenses, or liability for compe</del>	lelend and hold
(	the Landlord exclusively; or both the Tenant and Landlord.	irm Name) is the cigent of (clinck one): irm Name) (if not same as Listing Agent) is the agent of (che	ck onej:
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gency relationships are confirmed as above. Real estate brokers who are not also Landlord in this agreement are not a party to the agree andlord and Tonant.    deat Estate Broker (Leasing Firm)		Park 1944-1955 (1950)	Diilo	X 42220	ovimeni)	outhority to onter mic this by	Dolbne (ownor or agent with a
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REAL ESTATE RUSSNESS SERVICES, INC.

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## **AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION**

## STANDARD INDUSTRIAL/COMMERCIAL SINGLE-TENANT LEASE-NET

(Do not use this form for Multi-Tenant Property)

1. Basic Provisions ("Basic Provisions")  1.1 Parties: This Lease ("Lease"), dated for reference purposes not December 2 19_	97, la made
by and between Piazza Family Trust, Bill Piazza Trustee	("Lessor"
and Samuel J. Piazza & Son, Inc., a California Corporation, dba Piazza Trucking	
(collectively the "Parties" or Individually a "Party").	("Lessee")
1.2 Premises: That certain real property, including all improvements therein or to be provided by Lessor under the I	erma of this
Lesse, and commonly known by the street address of <u>5040 Firestone Blvd South Gate</u>	
located in the County of Los Angeles State of California	
end generally described as (describe briefly the nature of the property) 11,500 square feet of block build situated on 45,300 square feet of industrial zoned land.	108
("Premises"), (See Paragraph 2 for further	provisions.)
1.3 Term: 22 years and 0 months ("Original Term") commencing January 1, 1	998
("Commancement Date") and ending December 31, 2020 ("Expiration Date"). (See Paragraph 3 for further	
1.4 Early Possession: ("Early Possession (See Paragraphs 3.2 and 3.3 for further provisions.)	sion Date").
1.5 Base Rent: \$ 7.200 per month ("Base Rent"), payable on thefirst	day of each
month commencing January 1, 1998	
[See Paragraph 4 for further	provisions i
If this box is checked, there are provisions in this Lease for the Base Rent to be adjusted.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
1.8 Base Rent Paid Upon Execution: \$	
as Base Rent for the period	
17 Samultu Danasti C	
1.7 Security Deposit: \$ U ("Security Deposit"). (See Paragraph 5 for further 1.8 Permitted Use: Trucking operation and related uses.	provisions.)
(See Paragraph 6 for further	nrodelooe l
1.9 Insuring Party: Leasor is the "insuring Party" unless otherwise stated herein. (See Paragraph & for further provision	
1.10 Real Setate Brokers: The following real estate brokers (collectively, the "Brokers") and brokerage relationships (transaction and are consented to by the Parlies (check applicable boxes):	-
☐ Lessor exclusively ("Lessor's Broker"); ☐ boilt Lossor and Lessos, and	represents
	re presents
Lesson Archichesh ("Lessoe's Broker"); Doth Lessoe and Lessor. (See Paragraph 15 for huther provisions)	
1.11 Guerantor. The obligations of the Lessee under this Lesse are to be guaranteed by	
("Guarantor"), (See Paragraph 37 for furthers	
1.12 Addenda. Allached herelo is an Addendum or Addenda consisting of Paragraphs through and Exhibit	
all of which constitute a part of	inis Lesso.
2. Premises. 2. Letting, Lessor hereby traces to Lessee, and Lessoe hereby traces from Lessor, the Premises, for the term, at the rental, and upon all covenants and conditions set forth in this Lesse, Unioss otherwise provided herein, any statement of square footage set forth in this Lesse, have been used in calculating rental, is an approximation which Lessor and Lessee agree is reasonable and the rental based thereon is nevertation whether or not the actual square lootage is more or fees.	or that may
2.2 Condition. Lessor shall deliver the Premises to Lessoe clean and free of debris on the Commencement Date and warrants to Les existing plumbing, five sprinkler system, lighting, air conditioning, heating, and leading doors, if any, in the Premises, other than those controlled as a second second condition on the Commencement Date. If a non-compliance with said warranty exists as of the Commencement Date, if a non-compliance with said warranty exists as of the Commencement Lessor stall, except as otherwise provided in this Lesso, promptly after receipt of written notice from Lessoe stilling forth with specificity extent of such non-compliance of a non-compliance with it within thirty (30) days after the Commencement Date, correction of that non-compliance shalt be the obligation of Lessoe at Lessoe's sole cost a	sirucied by emeni Dale, nature sud nis warranty
2.3 Compliance with Covenants, Restrictions and Building Code. Lessor warrants to Lease that the Improvements on the Premises collapplicable building codes, regulations and ordinances in effect on the Commencement warranty does not apply to the use to which Lesse will put the Premises or to any Alterations or Utility Installations (as defined in Paragraph in to be made by Lessee if the Premises do not comply with said warranty, Lessor shall, except as otherwise provided in this Lesse, promptly ut written notice from Lesses setting touth with specificity the nature and extent of such non-compliance, richily the same at Lessor's expensions not comply written notice from Lesses setting touth with specificity the nature and extent of such non-compliance, richily the same at Lessor's expensions.	l Date. Said (3(s)) made after receipt se. If Lessee
2.4 Acceptance of Premises. Lesses hereby acknowledges: (a) that it has been advised by the Brokers to satisfy itself with respect to the little Premises (including but not limited to the electrical and the sprinkler systems, security, environmental aspects, compliance with App as defined in Paragraph 6.3) and the present and future suitability of the Premises for Losses's Intended use, (b) that Lesses has made such it as it deems necessary with reference to such matters and assumes oil responsibility therefor as the same relate to Lesses's occupancy of it and/or the term of this Lesse, and (c) that neither Losses, nor any of Lesser's agents, has made any oration representations or war respect to the said matters other than as set forth in this Losse.	licable Law restigation re Premises ranilos with
2.5. Lessee Prior Owner/Occupent. The werranties made by Lessor in this Paragraph 2 shall be of no force or effect if immediately prior set forth in Paragraph 1.1 Lessee was the owner or occupant of the Premises. In such event, Lessee shall, at Lessee's sete cost and expense.	

3. Term.

- 3.1 Term. The Commencement Date, Expiration Date and Original Term of this Lease are as specified in Paragraph 1.3.
- 3.2 Early Possession. If Lessen totality or partially occupies the Promises prior to the Commencement Date, the obligation to pay Base Rent shall be abladed for the period of such early possession. All other terms of this Lesse, however, (including but not limited to the obligations to pay Real Property Texes and Insurance promiums and to maintain the Premises) shall be in effect during such period. Any such early possession shall not affect nor advance the Expiration Date of the Original Term.

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non-compliance of the Premises with sold warrentles.